

Grantee: Davie, FL

Grant: B-11-MN-12-0038

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-11-MN-12-0038

Obligation Date:**Award Date:****Grantee Name:**

Davie, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,171,166.00

Grant Status:

Active

QPR Contact:

Charles Mitchell Taylor

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,171,166.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

Acquisition \$490,000 - The Town will acquire NSP eligible properties through its developer, rehabilitate them, and then resell them to NSP eligible buyers that earn 51% - 120% of the AMI participating in the program. All properties will be purchased according to appropriate program guidelines, including the minimum discount requirement and after environmental reviews have been completed.

Rehabilitation (Resale Units) \$200,000 - Rehabilitation assistance will be allocated to each NSP eligible properties to address repairs that eliminate code violations, provide for home improvements that promote conservation/energy efficiency and eliminate signs of blight and assist with stabilizing the neighborhood.

Financing Mechanisms Purchase Assistance \$61,257.90 - The Town of Davie will make available financing mechanisms with favorable terms to eligible homebuyers that earn 51% - 120% of the AMI with various options to be applied towards the costs of purchasing an NSP eligible property.

Acquisition \$202,791.50 -The Town through its developer will acquire NSP eligible properties, rehabilitate them, and then rent them to NSP eligible tenants that earn 50% of the AMI or less participating in the program. All properties will be purchased according to appropriate program guidelines, including the minimum discount requirement and after environmental reviews have been completed.

Rehabilitation (Rental Units) \$100,000 - Rehabilitation assistance will be allocated to each NSP eligible properties to address repairs that eliminate code violations, provide for home improvements that promote conservation/energy efficiency and eliminate signs of blight and assist with stabilizing the neighborhood.

Administration, Citizen Participation & Support Services \$117,116.60 - To plan, administer, and monitor the NSP3 funds and activities; undertake comprehensive planning activities; apply for other related grants; e; prepare Environmental Review Records/Assessments, etc. (Planning, Administration, Citizen Participation & Support Services).

The NSP3 eligible activities identified above will benefit households between 50% - 120% of the Area Median Income; and, no displacement or relocation of Davie residents or businesses is anticipated.

How Fund Use Addresses Market Conditions:

The Town will utilize NSP funds to acquire eligible foreclosed or abandoned properties in the designated neighborhoods.

The neighborhood(s) identified by the NSP 3 grantee as being the area(s) of greatest need must have an individual or average combined NSP3 index score of 17 or greater. In addition, NSP3 requires that grantees target their funds to areas where at least 20% of REO units in the selected targeted area will be addressed, so that funds can have a visible impact. Due the limited amount of funds available between NSP3 and potential NSP1 program income, the Town has selected smaller sections of the Town's initial NSP target areas to ensure that its able acquired eligible properties.

Based on the guidance above the Town of Davie will continue to target the Neighborhood Stabilization Program funding in the following two target areas.

Eastern NSP Target Area: The boundaries of the Eastern Davie Target Area are as follows:

Northern Boundary &ndash SR/84-595 ,Southern Boundary - Orange Drive, Eastern Boundary &ndash State Road 7, Western Boundary - Davie Road.This area is located within Census Tract 703.05 Block Group 1.

There are 4,593 housing units in the Target Area and it has a NSP3 Need Score of 19.96. The Town's NSP developer has acquired 6 properties within this area under the first round of NSP funding. This area is also located within the Town's Community Redevelopment District and is one of the Town's designated CDBG Target Areas. The Town will continue to target units for its low-income rental units. This census block group has the highest percentage of low/mod residents.

Southern NSP Target Area:The boundaries of the Western Davie Target Area are as follows: Northern Boundary &ndash Stirling Road, Southern Boundary &ndash Davie Road Extension Eastern Boundary &ndash David Road Extension, Western Boundary &ndash University Drive. This area is located within Census Tract 705.02 Block Group 1 and 2.



This area is located within the Town's Southern CDGB Target Area. There are 2,389 housing units in the Target Area and it has a NSP 3 Need Score of 20. This area is located within one of the Town's designated CDBG Target Areas.

Ensuring Continued Affordability:

The Town will maintain affordability of NSP assisted housing by adopting minimum HOME standards. The following table displays the minimum standards to be utilized by the Town .

Homeownership assistance amount per-unit

Town of Davie NSP Affordability Period

Under \$15,000 5 Years

\$15,000 to \$40,000 10 Years

Over \$40,000 15 Years

Recapture provisions involves the Town receiving 100% of the NSP funding on an assisted unit or a portion of it should that housing unit cease to be the primary residence of the household receiving the assistance for the duration of the period of affordability or the terms that are agreed to between the Town and household.

Definition of Blighted Structure:

The Town's Minimum Housing and Property Standards Code defines blighted as physical or operational condition which for lack of proper maintenance, directly causes, or is likely to cause, unsafe conditions and/or a reduction in the value of surrounding properties.

Definition of Affordable Rents:

The Town will utilize HOME affordable rents as published and currently available for its proposed rental units.

Housing Rehabilitation/New Construction Standards:

The Town of Davie will utilize its adopted rehabilitation standards as specified in the Town's NSP Housing Assistance Plan to guide all work specifications written for NSP rehabilitated properties. The Town's rehabilitation standards to the extent feasible incorporate "green" rehabilitation techniques to the areas addressed in the Town's residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.

Residential structures purchased under this program that are not deemed beyond feasible repair (repairs exceeding 50% of the value of the structure) will be rehabilitated as needed to meet the following:

- 1. HUD Section 8 Housing Quality Standards (24CFR982.401)
- 2. Local Zoning Requirements
- 3. State of Florida Building Code
- 4. The local building code
- 5. Modern, Green Building and Energy-Efficiency Improvements
- 6. Florida Energy Efficiency Code for Building Construction (Newly Constructed Housing Units)
- 7. Accessibility requirements of 24 CFR Part 8, 24 CFR 100.201, and 24 CFR 100.205, if applicable

Residential Housing Units purchased that are determined to be beyond feasible rehabilitation will be demolished. In a situation of newly vacant property/land where a residence was demolished Town staff will consider a new home being constructed on the property or land banking the property for the construction of a residence for a family or families making below 120% of AMI income in the foreseeable future.

Foreclosed parcels and residential structures purchased under this program will be purchased at no more than 99% of the current appraised market value of the property. Current appraised value will be determined by an appraisal which was completed by a licensed real estate appraiser within 60 days of the closing on the property. No foreclosed property shall be purchased under this program when the purchase price will exceed 99% of the property's current appraised market value. Homes considered for purchase under this program will be evaluated by the local Housing Specialist and/or Non-Profit and/or For Profit sub-recipient, and/or Non-Profit Developer and/or For-Profit Developer and a written recommendation of condition will be submitted to Town staff for approval prior to commencement of due diligence on the property.

The Housing Specialist will assign a case number and evaluate each property being considered for purchase under the program. The initial inspection will result in a report of finding which will be used in the consideration for purchase.

Vicinity Hiring:

The Town will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of its NSP activities. This will include but not be limited to advertising in local newspapers and on the Town's website for the employees and businesses that the Town will need to carry out its Abbreviated Action Plan. The Town and its NSP Developer will specifically look for persons/businesses that are engaged in landscaping, painting, and debris removal. The Town will adhere to local, State, and Federal procurement procedures in this hiring process.

Procedures for Preferences for Affordable Rental Dev.:

The Town is allocating 26% of this NSP 3 allocation as our low-income set-aside to acquire and rehabilitate rental units. The Town did not choose to allocate additional NSP 3 funds for rental units because of the high demand for homeownership activities. The Town currently has fifteen (15) pre-qualified homebuyers remaining from its NSP 1 pool and has eighty (80) interested homebuyers awaiting the release of the Town's NSP 3 funds. The majority of the units that the Town has been able to acquire using its NSP 1 funds have been single-family detached homes, condos, and townhomes. The Town does not have an available inventory of NSP eligible multifamily units that are more conducive for NSP rental activity. The lack of inventory of multifamily units was another major factor that influenced the Town's decision to focus on homeownership activities.

Furthermore, the Town recently approved two (2) fully funded affordable housing projects that are in the process of constructing a total of 255 affordable rental units to serve individuals under 60% of the Area Median Income.

Grantee Contact Information:

Giovanni Moss
Office (954) 797-1226
Fax (954) 797-2058
giovanni_moss@davie-fl.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,109,908.10
Total Budget	\$0.00	\$1,109,908.10
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$175,674.90	\$0.00
Limit on Admin/Planning	\$117,116.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$117,116.60	\$117,116.60

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$292,791.50	\$302,791.50

Overall Progress Narrative:

The Town of Davie publically advertised its Neighborhood Stabilization Program 3 (NSP3) Substantial Amendment on February 1, 2011. The 15-day public comment period took place from February 1st - February 15th. The Town also held a public hearing at its February 16th Town Council meeting, thus satisfying public information and input requirements. The Town did not receive any comments from the public and the NSP3 Amendment was approved by the Council at that meeting under Town Resolution #: R-2011-30. The application was submitted to HUD, February 25, 2011 in order to ensure submittal by the March 1st deadline.

On March 10, 2011, the Town of Davie received funding agreements from HUD. The documents were executed by the Town on March 11, 2011 and submitted via FedEx®, March 14, 2011. On April 10, 2011, the Town proceeded with a public notice for a Combined Notice of Finding of No Significant Impact (FONSI) and Intent to Request Release of Funds (RROF). There was a 15-day public comment period from April 11th - April 26th regarding this notice. No public comments were received. The formal Request for Release of Funds and Certification were submitted to HUD on May 10, 2011.

The Town authorized its developer, Inner Urban Asset Management to proceed with identifying eligible properties under NSP3 on October 17, 2011.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2010-1, Acquisition - Resale	\$0.00	\$490,000.00	\$0.00
2010-2, Rehabilitation - Resale Units	\$0.00	\$200,000.00	\$0.00
2010-3, Financing Mechanisms/Purchase Assistance	\$0.00	\$0.00	\$0.00
2010-4, Acquisition - Rental	\$0.00	\$202,791.50	\$0.00
2010-5, Rehabilitation- Rental Units	\$0.00	\$100,000.00	\$0.00
2010-6, Administration, Citizen Participation & Support Services	\$0.00	\$117,116.60	\$0.00



Activities

Grantee Activity Number:	2010-1
Activity Title:	Acquisition - Resale

Activity Category:

Acquisition - general

Project Number:

2010-1

Projected Start Date:

06/13/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition - Resale

Projected End Date:

06/13/2012

Completed Activity Actual End Date:

Responsible Organization:

Town of Davie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$841,257.90
Total Budget	\$0.00	\$841,257.90
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Town of Davie	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Town will acquire NSP eligible properties through its developer, rehabilitate them, and then resell them to NSP eligible buyers participating in the program. All properties will be purchased according to appropriate program guidelines, including the minimum discount requirement and after environmental reviews have been completed.

Location Description:

Based on the guidance above the Town of Davie will continue to target the Neighborhood Stabilization Program funding in the following two target areas.

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This area is located within Census Tract 703.05 Block Group 1.

There are 4,593 housing units in the Target Area and it has a NSP3 Need Score of 19.96. The Town's NSP developer has acquired 6 properties within this area under the first round of NSP funding. This area is also located within the Town's Community Redevelopment District and is one of the Town's designated CDBG Target Areas. The Town will continue to target units for its low-income rental units. This census block group has the highest percentage of low/mod residents.

Southern NSP Target Area:The boundaries of the Western Davie Target Area are as follows: Northern Boundary &ndash Stirling Road, Southern Boundary &ndash Davie Road Extension Eastern Boundary &ndash David Road Extension, Western Boundary &ndash University Drive.This area is located within Census Tract 705.02 Block Group 1 and 2.

This area is located within the Town's Southern CDGB Target Area. There are 2,389 housing units in the Target Area and it has a NSP 3 Need Score of 20. This area is located within one of the Town's designated CDBG Target Areas.

Activity Progress Narrative:

No activity to report for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/3	0/2	0/5	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/4	0/4	0
# Owner Households	0	0	0	0/0	0/4	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2010-2

Activity Title: Rehabilitation - Resale Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2010-2

Project Title:

Rehabilitation - Resale Units

Projected Start Date:

06/27/2011

Projected End Date:

03/30/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Town of Davie

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$300,000.00

Total Budget

\$0.00

\$300,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

 Town of Davie

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation assistance will be allocated to each NSP eligible property to address repairs that:

- Eliminate code violations,
- Provide for home improvements that promote conservation/energy efficiency
- Eliminate signs of blight and assist with stabilizing the neighborhood.

Location Description:

Properties acquired within Town's NSP Target Areas.

Activity Progress Narrative:

No activity to report for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof Insulation	0	0/4
#Efficient AC added/replaced	0	0/4
#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4

#Clothes washers replaced	0	0/4
#Dishwashers replaced	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/4	0
# Owner Households	0	0	0	0/0	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2010-4
Activity Title:	Acquisition - Rental Units

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2010-4

Project Title:

Acquisition - Rental

Projected Start Date:

06/13/2011

Projected End Date:

06/13/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Town of Davie

Overall**Jul 1 thru Sep 30, 2011****To Date**

Total Projected Budget from All Sources	N/A	\$302,791.50
Total Budget	\$0.00	\$302,791.50
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Town of Davie	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Town through its developer will acquire NSP eligible properties, rehabilitate them, and then rent them to NSP eligible buyers participating in the program. All properties will be purchased according to appropriate program guidelines, including the minimum discount requirement and after environmental reviews have been completed

Location Description:

Properties located withing Town's NSP Target Areas.

Activity Progress Narrative:

No activity to report this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

of Singlefamily Units

0

0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/3	0/2	0/5	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/2	0
# Renter Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2010-5

Activity Title: Rehabilitation - Resale Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2010-5

Project Title:

Rehabilitation- Rental Units

Projected Start Date:

06/20/2011

Projected End Date:

06/20/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Town of Davie

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$150,000.00

Total Budget

\$0.00

\$150,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Town of Davie

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation assistance will be allocated to each NSP eligible properties to address repairs that:

- Eliminate code violations,
- Provide for home improvements that promote conservation/energy efficiency
- Eliminate signs of blight and assist with stabilizing the neighborhood.

Location Description:

Properties located within the Town's NSP Target Areas

Activity Progress Narrative:

No activity to report this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof Insulation	0	0/2
#Efficient AC added/replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2



ELI Households (0-30% AMI)

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2010-6
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2010-6

Project Title:

Administration, Citizen Participation & Support Services

Projected Start Date:

04/04/2011

Projected End Date:

04/04/2013

Benefit Type:

()

Completed Activity Actual End Date:
National Objective:

N/A

Responsible Organization:

Town of Davie

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources

N/A

\$177,116.60

Total Budget

\$0.00

\$177,116.60

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Town of Davie

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206.

Location Description:

N/A

Activity Progress Narrative:

No activity to report this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

